

COT DESIGN REVIEW BOARD
Friday, February 19, 2016 - 7:30 a.m.
APPROVED MINUTES

Public Works Building Planning & Development Services, 3rd Floor North Conference Room
201 North Stone Avenue
Tucson, Arizona

Call to order: 7:30am

Members Present

Robert Page (Chair)
Mike Anglin
Eric Barrett
David Marhefka

Members Absent

Staff Present (PDSD)

Frank Dillon
Michael Taku

Election of Officers

Chair: Robert Page
Vice-Chair: Mike Anglin
Motion: Eric Barrett
Second: David Marhefka
Vote: 4 – 0

Approval of minutes from October 16, 2015

Motion: Eric Barrett
Second: Robert Page
Vote: 2-0

Applicant- Attendees

Bob Vint, Architect-Vint & Associates ; 312 East 6th Street, Tucson, AZ 85701
Marcellus Rusk, Architect Vint & Associates ; 312 East 6th Street, Tucson, AZ 85701
Richard Oseran, Owner, Hotel Congress 311 East Congress Street, Tucson, AZ 85701
Linette Antillon, Pueblo Vida Brewing Company, 115 East Broadway Bld, Tucson, AZ 85701
Kyle Jefferson, Pueblo Vida Brewing Company, 115 East Broadway Bld, Tucson, AZ 85701

NEW CASE:

RNA-16-01 HOTEL CONGRESS-DETACHED ACCESSORY STRUCTURE (MASONRY STOREHOUSE), 311 EAST CONGRESS STREET, OCR-2

The applicant's project is located within the Rio Nuevo Area (RNA) Overlay Zone, and is zoned OCR-2 "Office Commercial Residential". The applicant proposes to construct a detached accessory structure to serve as an ancillary storehouse for historic Hotel Congress opened for business in 1919. The project is to construct a 305 square foot masonry storage building, one hundred feet to the north of the historic hotel building. The intention is to provide an attractive alternative to the messy, tarp-covered stacks of equipment, necessary to the operations of the hotel, that currently occupy the site, while not distracting from the historic building. The proposed building will be of tan common brick walls, with recessed bays of smooth stuccoed panels behind steel trellises, salvaged from the existing fence. The roof would be hipped, with "5-V Crimp" metal panels in a color selected to compliment the clay tile of the hotel.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed developments in the Rio Nuevo Area (RNA), as provided in Section 5.12.7. In formulating its

Minutes Approved on 03/04/2016

recommendation, the DRB shall apply the design standards in Sections 5.12.7.C *Building Design Standards* and 5.12.7.D *Site Design Standards*.

The Applicant's Request

The applicant is requesting a review of the proposed detached accessory structure to be used as a storehouse for the historic Hotel Congress for compatibility with Rio Nuevo Area design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT IN COMPLIANCE WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.12.7.C 1-15 AND SITE DESIGN STANDARDS IN SECTION 5.12.7.D. SUBJECT TO THE FOLLOWING CONDITIONS:

Retain existing vegetation and add landscape

Motion: Eric Barrett

Second: David Marhefka

Vote: 4-0

RNA-16-02 PUEBLO VIDA BREWING COMPANY-STOREFRONT MODIFICATIONS/NEW WINDOWS/GLASS GARAGE DOOR, 113-115 EAST BROADWAY BOULEVARD, OCR-2

The applicant's project is located within the Rio Nuevo Area (RNA) Overlay Zone, and is zoned OCR-2 "Office Commercial Residential". The applicant proposes an alteration of the existing storefront at 113 East Broadway Boulevard. The proposed alteration to the storefront will be similar to the existing storefront at 115 East Broadway Boulevard. The alterations to the storefront includes: (1) Replacement of broken and painted over windows with clear double pane windows to allow natural air into the store; and (2) Replacement of single man door with glass garage door. All materials are to match those used for windows and doors of adjacent tenants to maintain design aesthetics of the building complex and façade along Broadway Boulevard.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo Area (RNA), as provided in Section 5.12.7. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.12.7.C, *Building Design Standards* and 5.12.7.D *Site Design Standards*.

The Applicant's Request

The applicant is requesting a review of the proposed alteration of the existing storefront with new double pane windows and glass garage door for compatibility with Rio Nuevo Area design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR:

CONTINUANCE TO ALLOW APPLICANTS TO PROVIDE ARCHITECTURAL DRAWINGS TO DEMONSTRATE PROJECT COMPLIANCE WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.12.7.C 1-15 AND SITE DESIGN STANDARDS IN SECTION 5.12.7.D

Motion: Mike Anglin

Second: Eric Barrett

Vote: 4-0

***RNA-16-04 THE WEST END STATION MIXED USE PROJECT: RESIDENTIAL APARTMENT UNITS; PARKING GARAGE; OFFICE; SPORT COURT; CHILDREN PLAY AREA IN DOWNTOWN TUCSON, 855 WEST CONGRESS STREET, C-3&I-1 [IID-MDR-14-01]**

The applicant's project is located within the Rio Nuevo Area (RNA) Overlay Zone and Downtown Core Sub-District (DCS) of the Downtown Area Infill Incentive District (IID), which allows exemptions from certain development regulations from the Unified Development Code (UDC) and is zoned C-3and I-1 "Commercial and Light Industrial", located near the intersection of Congress Street and Linda Avenue. This project had been previously approved by the Director of the Planning and Development Services Department as part of the Modification of Development Regulations (IID-MDR-14-01). The applicant proposes to construct high-density mixed use project comprising 70 multi-family residential units; a basement parking garage; management and leasing office space; landscaped courtyard areas; sport court; and children's play area.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo Area (RNA), as provided in Section 5.12.7. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.12.7.C, *Building Design Standards* and 5.12.7.D *Site Design Standards*.

The Applicant's Request

The applicant is requesting a re-review of the proposed residential apartment units with ground floor parking garage; management and leasing office space; landscaped courtyard areas; sport court; and children's play area for compatibility with Rio Nuevo Area design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL OF THE SCHEMATIC SITE PLAN PROVIDED AND TO RETURN TO DRB WITH SUBSEQUENT DESIGNS FOR PROJECT COMPLIANCE WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.12.7.C 1-15 AND SITE DESIGN STANDARDS IN SECTION 5.12.7.D AFTER RECEIVING LIHTC FUNDING

Motion: Eric Barrett
Second: David Marhefka
Vote: 4-0

RND PRE APPS:

No potential applicants at this time

Call to the Audience

No one in the audience to speak

Adjourn: 8:50 am

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.
S: zoning administration/drb/02192016min.doc